

Washington Department of Community, Trade, and Economic Development, WA
Revolving Loan Fund Grant

KENDALL YARDS

Former Rail Yard Property Ready for Reuse in One Year

ADDRESS:	Located generally between Monroe Street to the east and Summit Boulevard to the west, north of Ohio Avenue and south of Bridge Avenue, Spokane, Washington
PROPERTY SIZE:	77 acres
FORMER USE:	Rail maintenance yard
CURRENT USE:	Vacant
EPA GRANT RECIPIENT:	PROJECT PARTNERS:
The Washington Department of Community, Trade, and Economic Development (CTED) provided \$3.4 million in EPA Brownfields Revolving Loan Fund funding to River Front Properties, LLC.	City of Spokane, Spokane-Area Economic Development Council, The Downtown Partnership, Washington Department of Ecology, Spokane Tribe of Indians



For additional data and geographic information for this and other Brownfields Grants, please visit EPA's:
Envirofacts - www.epa.gov/enviro/html/bms/bms_query.html
EnviroMapper - www.epa.gov/enviro/bf

PROJECT BACKGROUND:

The Kendall Yards property, located in the heart of Spokane, Washington next to the World's Fair site, was riddled with contamination from years of use as a locomotive repair and refueling site. The property spans 77 acres on the north side of the Spokane River and connects with the downtown area. Past onsite operations resulted in contamination of the property with carcinogenic polycyclic aromatic hydrocarbons, petroleum hydrocarbons, metals, and other chemicals. Having sat idle for more than 50 years, the property was used as a dumping ground for refuse until a private developer expressed interest in securing a brownfields revolving loan fund (RLF) loan to clean up the site and approached CTED for a loan. In August 2005, CTED awarded a \$2.4 million RLF loan to River Front Properties, LLC, at the time the largest of its kind in the nation for a brownfields project. CTED also awarded a \$1 million supplemental loan in February 2006 for a total of \$3.4 million in RLF funding for the project.



Construction underway at Kendall Yards.

KEY ACCOMPLISHMENTS:

- Property made ready for reuse in one year.
- More than 223,000 tons of contaminated soil were removed, allowing for unrestricted use.
- Recipient of the national 2006 Outstanding Brownfields Team Award, an EPA award that recognizes excellence in regional waste management and emergency response programs.

OUTCOME:

In March 2006—just over a year since cleanup planning activities began—the Washington Department of Ecology determined that no further action was needed on the former rail yard property and deemed cleanup complete. This effective cleanup was made possible through close coordination of team members which resulted in an expedited planning and cleanup process. Cleanup costing approximately \$6.4 million, including the removal of more than 200,000 tons of contaminated soil, allows for unrestricted land use. Plans for the property include a mixed use project of 2,600 residential units and one million square feet of commercial space to include restaurants, shops, businesses, and professional offices. The project is estimated to leverage 500 jobs during construction and up to 2,500 permanent jobs in the commercial space, with a projected long-term investment of more than \$750 million.